

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33434

141/142

Property Information

property address: 607 LAWRENCE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 14, LOT 1,2 (PT OF)
owner name/address: ROSENKRANZ, BUBBA & DWANA
4711 HUNINGTON DR
BRYAN, TX 77802-5902
full business name: Professional Pest Control
land use category: Office type of business: Pest control Svc.
current zoning: C3 occupancy status: occup
lot area (square feet): 7500 frontage along Texas Avenue (feet): N/A
lot depth (feet): 80 sq. footage of building: 2925
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
No No 70

Improvements

of buildings: 1 building height (feet): 20 # of stories: 1
type of buildings (specify): metal frame sheet metal
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: 2001 accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no N/A ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 10
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: good condition

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

